



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 11/15/2018

**2018-1260-PR - USE:** Variance to allow for internal illumination of the proposed Monument Sign  
CORRIDOR: Highway 21 Planned Corridor Overlay  
ZONING: HC-2 Highway Commercial District  
USE SIZE: 50 sq. ft.  
PETITIONER: Giselle Diaz Eastlack  
OWNER: Diaz Realty Investments, LLC  
LOCATION: Parcel located at the southwest corner of LA Highway 21 & Greenbriar Blvd.; S47, T7S, R11E; Ward 1, District 1

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Giselle Diaz Eastlack  
for Diaz Realty Investments, LLC

MAILING ADDRESS: 820 Elise Ave. Metairie, LA 70003

PHONE #: 504-832-2165

# PLAN REVIEW STAFF REPORT

Date: 10/26/18  
CASE NO.: 2018-1260-PR  
Posted: 10/19/18

Meeting Date: November 7<sup>th</sup>, 2018

Determination: Approved

**PETITIONER:** Giselle Diaz Eastlack  
**OWNER:** Diaz Realty Investments, LLC  
**PROPOSED USE:** Variance to allow for internal illumination of the proposed Monument Sign  
**PREVIOUS/CURRENT USE:** Gas Station & Retail Shopping Center  
**SQ. FT. OF USE:** 50 sq.ft.  
**GROSS AREA LOT SIZE:** 2.82 acres  
**ZONING CLASSIFICATION:** HC-2 Highway Commercial District  
**CORRIDOR:** Highway 21 Planned Corridor Overlay  
**LOCATION:** Parcel located on the southwest corner of LA Highway 21 & Greenbriar Blvd, S47, T7S, R11E; Ward 1, District 1

## SITE ASSESSMENT

**ACCESS ROAD INFORMATION**

Type: State Road Surface: 5 lane asphalt Condition: Good

**LAND USE CONSIDERATIONS**

**Surrounding Land Use and Zoning:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	HC-2 Highway Commercial District
South	Commercial	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District
Existing development?	Yes	Multi occupancy development? Yes

**STAFF COMMENTS:**

Petitioner is requesting a variance to allow for the placement of an internally illuminated multi-tenant sign along the Highway 21 Corridor. As shown on the attached drawing, approximately one half of the sign is proposed to be used to identify the businesses and gas station located on the site and the other half of the sign to advertise the gas prices. Staff is aware that some of the existing gas stations, more than likely constructed before the adoption of the Planned Corridor regulation, have internally illuminated signs with LED Gas Prices. However, in order to remain consistent with the Hwy 21 Planned Corridor Sign Regulation, which does not allow internally monument signs, staff is not in favor of the requested variance.

**STAFF RECOMMENDATIONS:**

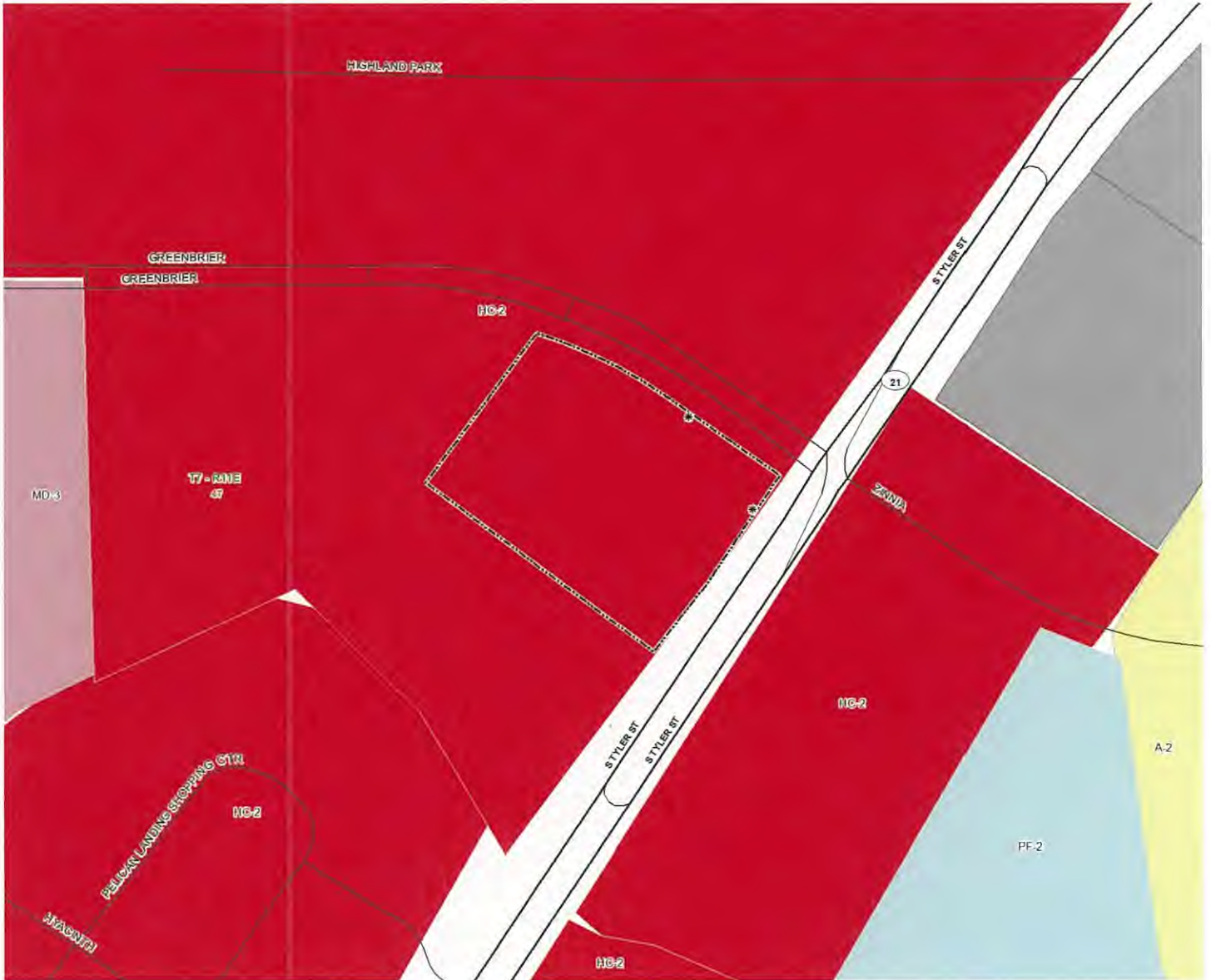
The staff recommends denial of the requested variance. Should the Commission wishes to grant the variance, it should be subject to the following conditions:

1. Only the portion of the sign, identifying the gas prices, shall be allowed to be internally illuminated with LED digital, as shown on the attached drawing.
2. The remaining portion of the sign shall be externally illuminated.
3. The placement of the sign shall not require the removal of any trees and/or create any stress on the existing or new trees.
4. No additional sign can be placed within the 50' buffer, along Hwy 21.
5. A sign permit is required before the sign can be installed.

**NOTE TO PETITIONER**

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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 Ward 1, District 1





2018-1260-PR

PUD  
A-4A

46 PUD

NC-4

PF-1

HWY 1085

HIGHLAND PARK

HC-2

GREENBRIER  
GREENBRIER

STYLER ST

T7-R11E

47  
MD-3

ZINNA

A-3

21

HC-2

PF-2

PELICAN LANDING SHOPPING CTR

STYLER ST

HC-2

HYACINTH

HC-2

STYLER ST

HC-2

A-2

PELICAN LANDING PARKING ACCESS

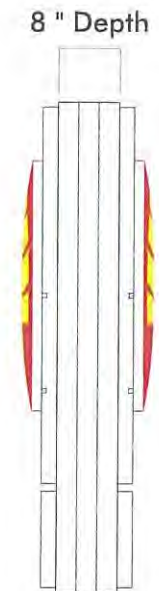
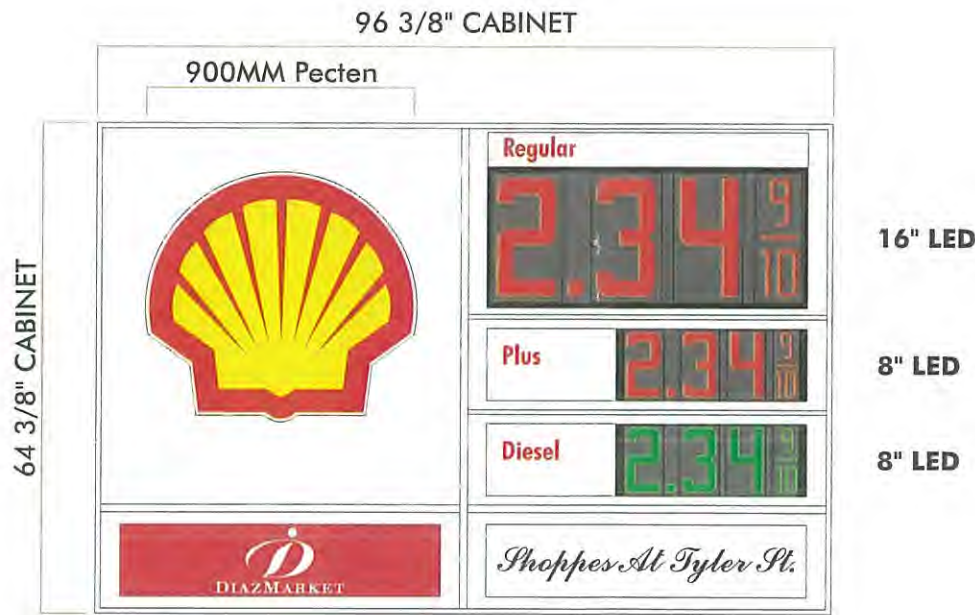
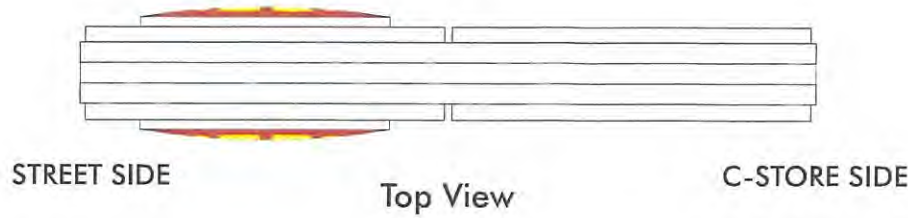
0 375 Feet





**NEW 5'-4" x 8'**  
**RVI Evolution**  
**Monument Cabinet.**

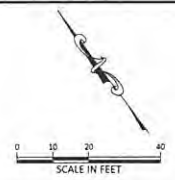
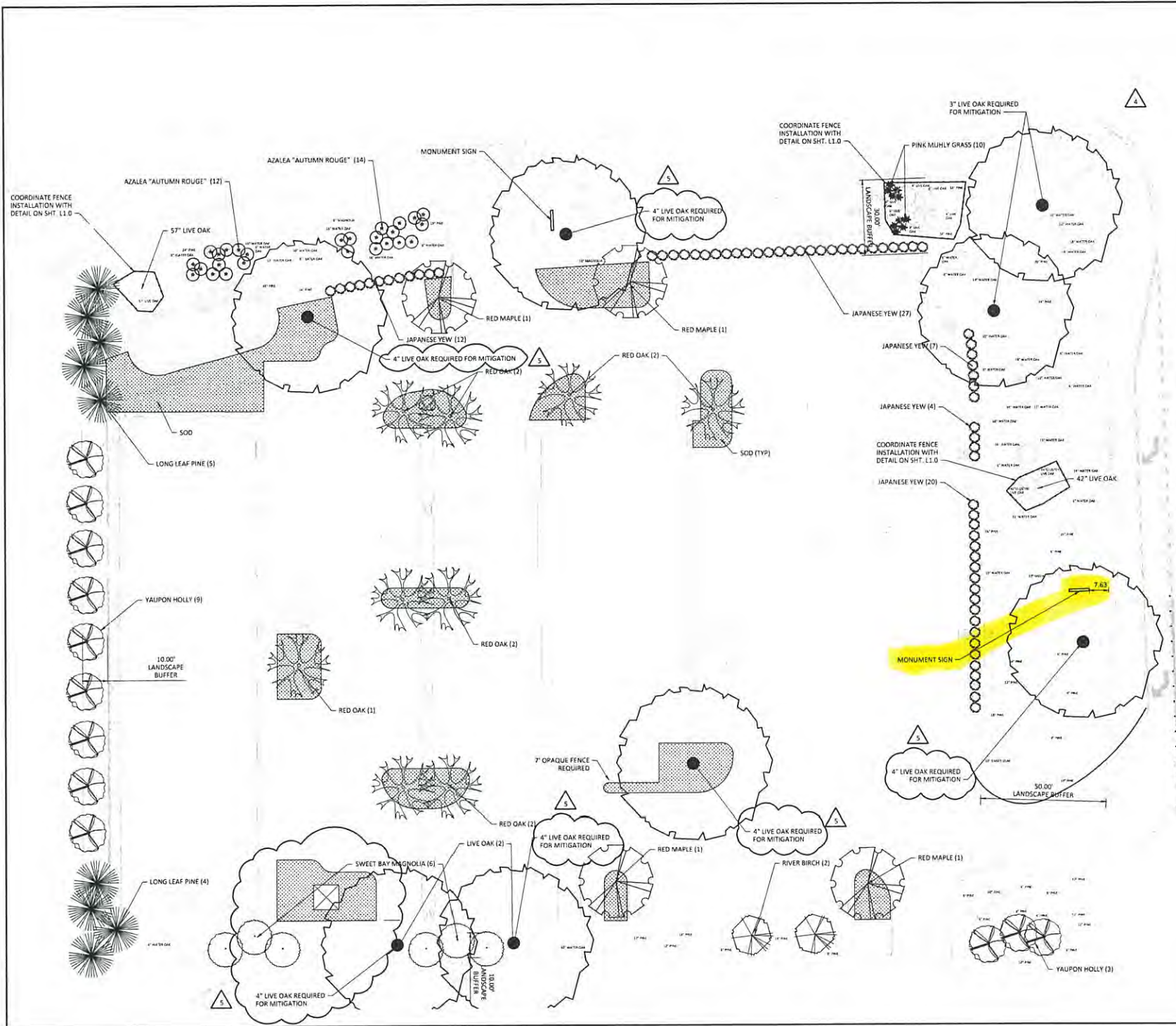
2018-12-01-PR



**Cabinet Elevation**  
 Scale: 1/2" = 1'

**Side View**

16-01310-000 - 001 - 10/18/2018 - 11:14:42 AM - 10/18/2018 - 11:14:42 AM - 10/18/2018 - 11:14:42 AM



**HWY 21 STREET BUFFER**  
(11,583.94 S.F.)

\*TREES:  
CLASS "A" TREES REQUIRED - 52  
CLASS "A" TREE PROPOSED - 8 (3" LIVE OAKS FOR MITIGATION)  
CLASS "B" TREES REQUIRED - 78  
CLASS "B" TREES PROPOSED - 0

SHRUBS REQUIRED - 31  
SHRUBS PROPOSED - 31

TREE CREDITS USED - 130

TOTAL CREDITS USED **130**

**GREENBRIER BUFFER**  
(356.2 L.F.)

\*TREES:  
CLASS "A" TREES REQUIRED - 11  
CLASS "A" TREE PROPOSED - 0  
CLASS "B" TREES REQUIRED - 11  
CLASS "B" TREES PROPOSED - 0

SHRUBS REQUIRED - 36  
SHRUBS PROPOSED - 36

TREE CREDITS USED - 22

TOTAL CREDITS USED **22**

**WEST REAR BUFFER**  
(268.05 L.F.)

\*TREES:  
CLASS "A" TREES REQUIRED - 9  
CLASS "A" TREE PROPOSED - 9  
CLASS "B" TREES REQUIRED - 9  
CLASS "B" TREES PROPOSED - 9

TREE CREDITS USED - 0

TOTAL CREDITS USED **0**

**SOUTH SIDE BUFFER**  
(406.90 L.F.)

\*TREES:  
CLASS "A" TREES REQUIRED - 16  
CLASS "A" TREE PROPOSED - 0  
CLASS "B" TREES REQUIRED - 16  
CLASS "B" TREES PROPOSED - 11

TREE CREDITS USED - 21

TOTAL CREDITS USED **24**

- NOTES:**
1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF THE REQUIRED PLANT MATERIALS.
  2. DURING CONSTRUCTION, PLANTING OR OPEN GROUND AREAS SURROUNDING PRESERVED TREES SHALL BE WIRED OFF WITH A PROPERLY FLAGGED, REINFORCED & ROLLED WIRE MESH.
  3. NO PLANT MATERIAL EXCEPT GRASS OR GROUND COVER SHALL BE LOCATED CLOSER THAN 3 FEET FROM THE EDGE OF ANY ACCESS WAY PAVEMENT.

**ITTER MAHER**  
ARCHITECTS  
2987 Government Street  
Baton Rouge, LA 70806  
p. 225.383.4321  
rittermaher.com

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**DIAZ MARKET AND RETAIL**  
Highway 21 and Greenbriar Blvd.  
Covington, LA



NO.	DATE	DESCRIPTION
1	05/10/18	STP COMMENTS
2	08/06/18	STP COMMENTS
3	08/13/18	STP COMMENTS
4	08/13/18	STP COMMENTS
5		
6	08/21/18	REV LIVE OAKS/TRANSFORMER
7		
8		
9		

PROJECT NO. 16063  
DRAWN BY: KNS  
PLANTING PLAN  
**L2.0**



2018-12-02-22



2018-1260PR

Diaz Realty Investments, LLC  
820 Elise Ave.  
Metairie, La 70003

Department of Planning & Development  
PO Box 628  
Covington, LA 70434  
Attention: Helen Lambert

October 11, 2018

Dear Ms. Lambert,

Please accept the attached Land Use Review Application requesting that the gasoline LED prices be internally lit on the 44.55 sq ft Multiple Occupancy monument sign to be located at 70491 Hwy 21 Covington, LA.

We request the variance for the following reasons:

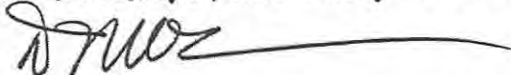
1. There are other gas stations on Hwy 21 that have digital prices and are internally illuminated.
2. The use of LED digital prices allows for seamless and correct change of fuel price.
3. The use of electronic prices also allow for a safe method to change the fuel prices. Employees would be able to change the price of the fuel from inside the store at the register instead of walking outside and using a step ladder and pole to change the price.
4. An internally illuminated led sign will allow for a safer driving environment for a passer byer to make a more informed decision whether they need to enter said business in a safe fashion or proceed on. The sign being lit & visible to a driver sooner will allow for proper braking.
5. This use of the LED price sign is a modern and common way to display gas prices.
6. LED pricers are energy efficient.

Thank you for your time and please let me know if you need any further information. My phone number is 504-832-2165 ext. 310.

Sincerely,



Giselle Diaz Eastlack  
SECRETARY DIAZ REALTY INVESTMENTS



D. Mauricio Diaz  
MEMBER DIAZ REALTY INVESTMENTS